

A G E N D A

For the Regular Meeting of Council of the City of Red Deer to be held in the Council Chambers, City Hall, commencing at 5:00 P.M., Monday, November 22, 1971.

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1. Confirmation of the Minutes of the meetings of November 5 and 9, 1971.

2. UNFINISHED BUSINESS:

- 1) Director of Engineering & Utilities - 59 Street Underpass ..... 1
- 2) Hansum Real Estate - Offer to sell Safeway Property ..... 1

3. REPORTS:

- 1) Deputy Fire Chief - Fire Report for the month of October 1971 ..... 5
- 2) City Assessor - 1971 Tax Sale ..... 8
- 3) Chairman, Traffic & Signs Committee - Recommendations from the Traffic & Signs Committee ..... 9
- 4) Director of Engineering & Utilities - 1972 Detailed Construction Program ..... 9
- 5) City Clerk - By-law No. 2373 ..... 10
- 6) City Clerk - By-law No. 2368 ..... 10
- 7) Mayor R.E. Barrett - Payment to Citizens serving on the Municipal Planning Commission ..... 11
- 8) Chairman, Red Deer Economic Development Committee - Membership on the Committee ..... 11
- 9) City Assessor - Disposal of Lot 4, Block D, Plan 1115 H.W.(4706 - 57 Street) ..... 12
- 10) Mayor R.E. Barrett - Agreement for Installation of Siren on City Lands ..... 13
- 11) Chairman, Housing Committee - Construction of a further 24 Public Housing Units ..... 14
- 12) City Assessor - Stage 2 - Development of North Red Deer ..... 14
- 13) Director of Engineering & Utilities - Approval to undertake additional prepaid improvements in 1971 ..... 16

14)	Director of Engineering & Utilities - Land for New Sewage Treatment Plant	....16
15)	Chairman, Industrial Airport Commission - Buildings at Industrial Airport	....18
16)	City Treasurer - Purchase of Tractor-Loader- Backhoe Unit	....19
4.	<u>WRITTEN INQUIRIES:</u>	
	1) Alderman J. Donald - Outstanding Bills for Fire and Ambulance Calls out of the City	....23
5.	<u>CORRESPONDENCE:</u>	
	1) 4 Star Construction Ltd. - Purchase of Lots 1-19, Block 2, Plan 7297 B.H.	....24
	2) Loral Developments Ltd. - Land option 57 Street and 60 Avenue	....25
	3) Bernard & Lottie Pohl - Old Industrial School	....27
	4) North Red Deer and Oriole Park Community Associations - Building of Swimming Pool and/or a Closed Arena in North Red Deer	....28
	5) Trans-Ad - Renewal of Agreement with the City	....29
6.	<u>PETITIONS &amp; DELEGATIONS:</u>	
7.	<u>BY-LAWS:</u>	
	1) By-law No. 2368(second and third readings)	
	2) By-law No. 2373 - Rescinding of By-law No. 1989 (three readings)	
8.	<u>NOTICES OF MOTION:</u>	
	1) Alderman D. Jewell - Location of the Industrial Development Office	....31
	2) Alderman E. Taylor - Notification to Mayoralty and Aldermanic Candidates of A.U.M.A. Convention	....31
	3) Alderman E. Taylor - Information to be distributed with nomination papers	....31

NO. 1.

November 18, 1971

TO: Mayor R.E. Barrett and City Council

FROM: Director of Engineering & Utilities

RE: 59 Street Underpass

Reference is made to the minutes of the last Council meeting at which time I was requested to study two alternative solutions to the access problem to the area between Kerry Wood Drive and the C.P.R. tracks.

City Council has asked that we look into the possibility of installing a signal system on the C.P.R. tracks that could be activated by the Fire Department to ensure that a train would not be on this crossing when an emergency vehicle reached that crossing. I have discussed this matter with Mr. MacBeth, Superintendent of the C.P.R., and he advises that such a signal system would not be practical. He has suggested that we use another method of warning that may work. This would involve the Alarm Operator at the Fire Hall phoning the C.P.R. Station. The C.P.R. Station could alert any train in the vicinity of the crossing at 59 Street that an emergency vehicle had been dispatched to the area and they would be expected to clear the crossing. I have discussed this with the Fire Department and while they believe it has merit they have pointed out a number of weaknesses. I am trying to arrange a meeting between the C.P.R. and the Fire Department to see if any warning or signal system can be installed.

City Council has requested that we review the design of the underpass to see if the costs could be substantially reduced by building a sub-standard underpass. In this regard I have phoned the Deputy Minister of Highways and asked for their views on such a proposal inasmuch as the Department of Highways would be expected to contribute \$40,000 to \$50,000 to such a project. I have been advised by the Deputy Minister that it is extremely unlikely that they would be prepared to contribute towards a sub-standard underpass. I have also discussed this matter with the District Engineer from the Canadian Transport Commission and he advised that the Commission would not reject the submission on the basis of a sub-standard underpass. However, he felt that the City would be making a mistake in undertaking such a project. I conclude from this that if the Canadian Transport Commission funds were limited for this type of project, Red Deer's submission would not be given high priority. All things considered, it would not seem that the construction of a sub-standard underpass is feasible.

A further progress report will be made after our meeting with the C.P.R. and Fire Department.

"N.J. DECK", P. Eng.  
 Director of Engineering & Utilities

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NO. 2.

RE: Safeway Property

At the November 8 meeting of Council the offer by Hansum Real Estate Ltd. to sell the Safeway property to the City was tabled for two weeks (see page 19 of Nov. 8th Agenda) to enable the committee which was commissioned to study the matter of Civic Centres, an opportunity to report back to Council. Council also tabled the report submitted by Mr. J. Murray on this topic. Following are comments from the Civic Centre Committee.

November 19, 1971

TO: Mayor & City Council  
FROM: Civic Center Committee

RE: Canada Safeway - Paramount location

The Civic Center Committee report is expected to be completed prior to December 1st. However, at the request of the City Clerk, the Committee has given special consideration to this aspect of their report.

The Committee has not seriously considered this site as the best location for a Civic Center and are reluctant to recommend renovation of an old building for this purpose.

Prior to Council's authorization of an architectural and structural study, the Committee at the request of the Civic Development Board had asked the City Building Inspector and Mr. D. Rouhi, architect planner with the Red Deer Regional Planning Commission, for their assessment of this site and building. A copy of Mr. Rouhi's report follows.

Respectfully

Civic Center Committee

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SAFEWAY STORE

Site Characteristics

The site in question is located on Block 13 between Ross Street and 49th Street and it was commonly known as the Safeway Store. The site has a dimension of 270 feet by 261.8 feet with an area of 1.62 acres. There are some 135 parking stalls around the building.

The car accessibility to the site is rather good from the east and west through 49th Street, but it has indirect access for westbound traffic using Ross Street.

The site is part of the Central Business District and slightly off the centre. It could be said that it is located close to the fringe of commercial developments.

The block in question has a variety of uses as follows: Hotel, theatre, coffee shop, newspaper office, liquor store, residential and offices. The whole block is zoned for C.1 or Commercial(retail) use. The proposed use does not appear to conflict with the zoning requirements.

The Use of the Building

Our preliminary examination of the above building indicates that the store could be used for the following activities: banquet hall, ballroom,

wedding receptions, exhibition hall, entertainment hall, sports hall.

It could not be used for the following functions without much expenditure: theatre, movie theatre, lecture room, etc.

Here is some indication of the changes and arrangements necessary for the conversion of the store into a banquet hall, ballroom, and wedding reception facilities.

The hall entrance should be placed so that cars can drive up to the door and the sidewalk should be protected with a large canopy extending over the driveway. The two entrances (north and south) should be closed in favour of a large central entrance facing the east. At the entrance there should be a vestibule leading into the hall from which the cloak rooms, wash rooms, powder room and the box offices are approached. This vestibule should be fairly large in size to be used for waiting or perhaps for exhibition purposes.

It is advantageous to arrange some large doors into the banquet room for exhibition or display purposes in order to bring in large exhibits, even as large as motor cars.

The capacity of the hall cannot be laid down except on a seating capacity basis for banqueting purposes; such seating is generally more cramped than for a normal dining room. The space is partly saved by the use of a few large tables instead of many small ones.

An average floorspace per person in a banquet room is 12 square feet, therefore the store can accommodate about 450 persons for the above function.

When the building is used as a ballroom it is usual to place the band on a platform only slightly raised (one foot) above the general floor level.

To find the area required for a fixed number of dancers, an allowance of 16 square feet should be made for each couple. The hall will have room for about 350 couples to dance if all the tables and chairs are stored away.

In a mixed function of reserved dining space and dancing, the hall can accommodate about 300 persons.

Ample storage space should be available adjoining the banquet room for storage of tables and chairs. Collapsible tables are usual, and these do not take much space, but chairs occupy a large volume even when stacked. The storage room must be near as very rapid changes often have to be made, such as from a wedding reception ending at 5:30 or 6:00, to a dinner served at 7:30 p.m.

The storage space and kitchen appear to be adequate for the dining function (see the sketch).

In addition to the above there are many other changes that have to be made to the existing store to make it suitable for the above function.

On the basis of one car parking for every two persons attending the banquet, 225 spaces are required when the hall is occupied to the full capacity. The site has 135 parking spaces and with the use of some adjoining parking spaces there should not be any parking difficulties.

Conclusion

The Civic Development Board members are aware that the City Center Advisory Committee and the Red Deer Regional Planning Commission staff are working on a total city center plan. Part of the above study includes the civic centre and convention centre facilities for the City of Red Deer. The Civic Centre Committee of the Civic Development Board is also sampling opinions from the organized groups and public of their needs. The result of the above studies would give a clear indication of the type of facilities required, site location, organization and the financial arrangement needed.

It would be premature, at this stage, to comment on the suitability of the site and the store as part of a convention or civic centre for the City of Red Deer.

Our report indicates that the space provided can be converted to a banquet or dining hall but this cannot be interpreted to imply that the total suitability of building or location related to needs and objectives of the City.

"D. ROUHI", MTPIC  
Associate Planner

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REPORTS

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NO. 1

November 17, 1971

His Worship the Mayor and City Council

I wish to report that during the month of October 1971, the Fire Department responded to 97 ambulance calls and 32 fire calls.

Fire Calls were as follows: Fires in Buildings (7), Smoke Investigation in Buildings(4), Fires Outdoors (6), Gas Spills (7) Public Service (1), False Alarms(4) Accidental Alarms(2) and Out of City (1).

FIRES IN BUILDINGS (7)

October 7, 1971 at 1:29 hours - Engine #6, Truck #2, Aerial #4 and eleven men responded to 4407 - 51 Avenue where auto repair and U-fix-it body shop was on fire. On arrival extinguished fire which was caused by gas spill being ignited by welding torch. Damage was confined to car, ceiling and door of building, with smoke and heat damage to offices.

October 10, 1971 at 06:35 hours-General Alarm sounded and Engine #6 and Truck #2 responded immediately to the Dr. Richard Parsons Auxiliary Hospital with nine men. On arrival found small fire was out. Fire was in small auxiliary room and was caused by a coat being left too close to a hot plate. Damage was confined to this clothing.

October 20, 1971 at 08:15 hours-Engine #6 and Truck #2 with ten men responded to 5516 - 60 Avenue where house was reported on fire. On arrival found that razor cord had shorted out, but fire was out on arrival. Engine #6 returned to Hall while truck and crew ventilated and freshened the house.

October 21, 1971. at 18:40 hours-Engine: #6, Aerial #4, Truck #2 and Utility #7 with nine men responded to the Department store located on 49th Street & 49th Avenue in response to sprinkler alarm ringing in at the Fire Hall. On arrival found that fire had been in furnace room but that sprinkler heads had extinguished. Sprinkler valves were shut off and smoke smell was moved with fogger.

October 23, 1971 at 03:50 hours- Engine #6 and four men responded to 11 E Frizzells Trailer Court where a chimney fire was reported. On arrival found faulty carburetor had caused oil to catch fire in chimney. No damage. Suggested owner contact service man to check furnace.

October 27, 1971 at 00:54 hours-General Alarm sounded and Engines #6, & #5, Aerial #4, Engine #3, Truck #2 and Utility #7 were dispatched to fire at building supplies plant at 4447 - 60 Street. Total personnel at the fire was 21 men with a full crew left at the Fire Hall on stand-by in the event of another call. Crews alternated at the fire scene until day break extinguishing fire. There was an extensive loss. Cause is unknown.

October 28, 1971 at 04:59 hours-Engine #6, Truck #2 and seven men responded to kitchen in the south end of the Service Building at the Alberta School Hospital. On arrival found fire in lockers in locker room. Assisted A.S.H. Fire Brigade in extinguishing fire and overhauling.

SMOKE INVESTIGATION IN BUILDINGS (4)

October 2, 1971 at 06:48 hours-Car #1 and one man responded to 4511 - 48 Avenue and found very hot faulty motor in furnace. Advised owner to call service man. No fire.

October 16, 1971 at 14:35 hours-Engine #6 and three men responded to 213 Terrace Park and on arrival found greasy roaster smoking in oven. No fire. No damage. Truck #2 responded with fogger to freshen air and ventilate.

October 21, 1971 at 10:49 hours-Car #1 and one man responded to 5014 - 56 Avenue and on arrival found smoke in basement which was caused by faulty washer. Suggested resident call a service man.

October 27, 1971 at 21:15 hours-Utility #7 and two men responded to #20 Fairway Avenue where circuit box wire had shorted and burned. Advised resident to call an electrician.

FIRES OUTDOORS (6)

October 2, 1971 at 12:00 hours-Engine #3 and four men responded to 6119 - 60 Street where resident was burning garden refuse. All OK. No damage and no extension.

October 3, 1971 at 17:41 hours-Three men responded in Engine #3 to 5338 - 43 Avenue and on arrival extinguished fire in two spruce trees. No extension.

October 12, 1971 at 16:39 hours-Engine #6, Truck #2 and seven men responded to city garage where fire outside by pumps had been reported. On arrival fire had been extinguished. No extension.

October 16, 1971 at 18:14 hours-Engine #3 and four men responded to ski hill west of A.S.H. where they found controlled burning.

October 24, 1971 at 16:44 hours-Engine #6 and four men responded to Lions Camp Ground where some youngsters had made a fire in one of the fire pits. Extinguished fire. No damage.

October 31, 1971 at 00:01 hours-Engine #3 and four men responded to area one block south-west of Oriole Park School and removed garbage smoldering in the middle of street. Probable cause was Hallowe'en prank.

GAS SPILLS (7)

October 2, 1971 at 20:41 hours-Utility #7 and two men responded to 5804 - 50 Avenue where a gas spill was reported at gas pumps. Covered spill with dry chem.

October 8, 1971 at 11:09 hours-Engine #6 and three men responded to 5124 Gaetz Avenue where an extensive gas spill was reported. Covered gas spill with dry chem and washed down area with high pressure line.

October 8, 1971 at 23:42 hours-Utility #7 and two men responded to 48th Avenue and 50th Street to cover gas spill at accident scene. On arrival radioed for foam. Engine #6 and three men responded. Gas spill was covered until wrecker moved car and the area was flushed.

October 14, 1971 at 23:26 hours-Engine #3 and three men responded to car accident scene at 49th Street and 50th Avenue where gasoline was flushed with high pressure line.

October 25, 1971 at 08:37 hours-Engine #6 and four men responded to 5124 - 50 Avenue where a gas spill of approximately 20 gallons was reported. Responded laid sawdust and flushed spill.

October 29, 1971 at 18:55 hours-Engine #3 and four men responded to car accident scene at 50th Avenue & 55 Street where gas spill was reported. On arrival found small spill of two or three gallons and flushed same.

October 30, 1971 at 10:24 hours-Engine #3 and three men responded to 5107 - 47 Street where gas spill was reported. On arrival covered with dry chem and flushed.

#### PUBLIC SERVICE (1)

October 31, 1971 at 21:30 hours-Car #1 and one man responded to 3736 - 44 Avenue and removed object causing smoke smell in heat duct for resident.

#### FALSE ALARMS (4)

October 1, 1971 at 23:55 hours-Car #1 and one man responded to area of 5835 - Kerrywood Drive in response to a call from lady passing through city reporting fire. On arrival in area found legalized and commercial burying.

October 2, 1971 at 22:28 hours-Engine #6 and four men responded to fire call reported as 50th or 52 Street. Checked out area and found no fire. Rechecked tape - concluded that this was a malicious false alarm.

October 12, 1971 at 16:46 hours-Engine #6 and five men responded to 5430-38 Street where fire was reported in home. On arrival found that lady in house knew nothing of any fire. Malicious false alarm.

October 17, 1971 at 09:55 hours-Engine #6 and three men responded to Royal Bank in Plaza Shopping Centre where burglar alarm was ringing. No fire.

#### ACCIDENTAL ALARMS (2)

October 28, 1971 at 23:59 hours-Engine #6 and Utility #7 responded to AGT Service Building where smoke detector had malfunctioned indicating a fire. Detector system was put back in service. No fire.

October 31, 1971 at 13:32 hours-Engine #6, Aerial #4 and Truck #2 with eight men responded to 4711 - 60 Street where alarm was ringing in feed mill. On arrival found sprinkler heads open, but no fire. Replaced defective head. No fire.

#### OUT OF CITY (1)

October 4, 1971 at 01:00 hours-Engine #3, Aerial #4, Utility #7, Command Car and water truck with 13 men responded to Penhold to assist in the fighting of fire in the grain elevators there. Stood by til approximately 08:00 hours. Elevators were billed a total of \$685.00.

During the month the Fire Prevention Bureau completed the following work: 93 Inspections, 26 rechecks, buildings under construction checked 24 times, 21 license inspections made and 3 investigations of fire and fumes, 10 fire drills held and 21 lectures and film showings with 9 evening lectures, 2 places of assembly checked in the evening, and 2 courses presented to babysitters, 14 calls, contacts and appointments and 30 tanks tested; 2 preliminary building plans and 6 building plans checked, 2 burning permits issued and 24 other permits, 1 condition referred to other department and 2 familiarization tours were held, 3 lectures given to train firefighters and 3 callouts.

Fire Prevention Week was organized, evening film showings were planned and there were films and lectures in the afternoon. Colouring sheets were given to the elementary schools.

In addition an Industrial Fire Brigade was organized.

Respectfully submitted

"A.D. SHAW"  
Deputy Fire Chief

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NO. 2.

November 17, 1971

TO: City Council  
FROM: City Assessor  
RE: 1971 Tax Sale

The 1971 Tax Sale was held in Council Chambers at 11:00 A.M., November 17, 1971. Those in attendance were N.S. Henderson, Assistant Tax Collector, and C. Sevcik, Assistant City Clerk.

There were no other persons present and no bids received. The tax sale concluded at 11:05 A.M.

The properties offered for sale were

Lot	Block	Plan
17-18	2	3331 A.J.
11	2	549 K.S.
11A	E	2544 K.S.
17	34	5816 M.C.
K7	3	1043 R.S.

There is no further action which we can take until one year from the date of sale. One year hence the City may claim title to the property or dispose of it through private sale.

Respectfully submitted  
"D.J. WILSON"  
City Assessor

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NO. 3.

November 16, 1971

TO: City Council

FROM: Chairman, Traffic and Signs Committee

At the last meeting of the Traffic and Signs Committee consideration was given to the request from several residents living in the area west of 40 Avenue between 32 Street and 39 Street, for an access to 40 Avenue from the lane immediately west.

In addition an invitation was forwarded to Mr. G.C. Constable inviting him to attend the committee meeting to discuss this particular item.

No representatives from the area appeared before the Committee. However Committee members examined the application in detail and expressed the opinion that the existing design was prepared primarily for the safety of the residents in the area as 40 Avenue is one of the major thoroughfares in the City. In addition the committee were of the opinion that any access to 40 Avenue would create more traffic on the lane with resulting complaints of dust.

In view of the above the Traffic and Signs Committee would recommend that no further access be made from the lane to 40 Avenue.

In addition to the above the Traffic and Signs Committee would recommend to Council that traffic lights located at

1. the intersection of 45 Street and 48 Avenue, and
2. 52 Street and 48 Avenue

be put on a full cycle, corresponding to other traffic lights in the City of Red Deer.

Alderman R.L. DALE, Chairman  
Traffic and Signs Committee

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NO. 4.

November 17, 1971

TO: Mayor R.E. Barrett and City Council

FROM: Director of Engineering & Utilities

Enclosed herewith are copies of the 1972 Detailed Construction Program. The following resolutions are submitted for Council's approval:-

- 1) Council of the City of Red Deer do hereby approve the 1972 proposed Prepaid Program as submitted to Council November 22nd, 1971.
- 2) Council of the City of Red Deer do hereby approve disposition of petitions as outlined in the report submitted by the Director of Engineering and Utilities RE: 1972 Works Program.
- 3) Council of the City of Red Deer do hereby approve proposed allocation

of work as between City Forces, Sub-Contractors supervised by City Staff, and the use of Consultants and Contractors as recommended by the Director of Engineering and Utilities in his report dated November 12th, 1971 and pertaining to the over-all 1972 Public Works Program.

Council further resolve that the above approval shall be subject to tenders for work undertaken by Contractors being referred to Council for final approval and award of contract.

"N.J. DECK"  
Director of Engineering & Utilities

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NO. 5.

November 18, 1971

TO: City Council

FROM: City Clerk

RE: By-law No. 2373

Attached to the Council agenda for this particular meeting is a copy of the above noted by-law which may receive three readings providing unanimous approval to such readings is granted by Council. This particular by-law provides for the repeal of By-law 1989 and which by-law was introduced in April, 1959.

By-law 1989 prohibited the carrying on or conducting of any drive-in food and or refreshment stand on land abutting Gaetz Avenue between 42 Street and the Red Deer River. At the time of the passing of this by-law, Gaetz Avenue was a two way major thoroughfare through the City and as such the Council of that date felt it advisable to prohibit drive-in types of operations referred to above in the area mentioned.

Circumstances have changed since 1959 and for this reason it is felt that the by-law should be repealed.

"R. STOLLINGS"  
CITY CLERK

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NO. 6.

November 18, 1971

TO: City Council

FROM: City Clerk

RE: By-law No. 2368

The Above noted by-law which provides for the borrowing of monies to construct a Police Building in the City of Red Deer has been duly advertised and a declaration to this effect has been filed with the Local

Authorities Board. The Local Authorities Board have advised that we may now proceed with second and third readings of this by-law. The By-law will be available for Council's consideration November 22.

"R. STOLLINGS"  
CITY CLERK

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NO. 7.

November 18, 1911

TO: City Council

FROM: Mayor R.E. Barrett

RE: Payment to Citizens Serving on the Municipal  
Planning Commission.

In view of the fact that we pay the representatives of the Appeal Board for attendance at Development Appeal Board meetings, I would suggest that we should also make a token payment to those citizens who are serving on the Municipal Planning Commission and which Commission meets once a week.

I would recommend that Council authorize payment of \$25.00 per month to the citizens at large who serve on the Municipal Planning Commission.

"R.E. BARRETT"  
MAYOR

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NO. 8

November 16, 1971

TO: City Council

FROM: Red Deer Economic Development Committee

At the last meeting of the Economic Development Committee the matter of membership on the Committee was given consideration. A number of former Committee members terms of office have expired as a result of the present wording of Section 4, By-law No. 2253 and which By-law restricts the terms of office for four(4) consecutive years. The Committee considered the above provision and passed a motion as follows:

"That the Economic Development Committee recommend to Council the appointment of those members who have indicated their willingness to serve for another year, and that Council consider rescinding Section 4 of By-law 2253 regarding terms of office of members on the Board."

The following persons who have served for four years and have

indicated their willingness to serve for another year if so appointed by council are:

1. Mr. V. Walls
2. Mr. R. Cunning
3. Mr. L. Janko
4. Mr. E.R. Wiseman
5. Dr. T.J. Parkinson

Committee members were requested to forward to the City Clerk the names of other persons whom they may wish to recommend to Council for appointment to the Committee. The following names have been received in this regards:

1. Mr. David W. Parsons - Lawyer with the firm of Porkka Fowler and Parsons
2. Mr. Bruce Miller - Sales manager - Parkland Oil Products Ltd.
3. Mr. Collin Looker - Manager of C.A. Looker Office Supplies Ltd.
4. Mr. Ron McCullough
5. Mr. Ron Thiessen

For the information of Council, there are presently ten vacancies on the Committee, seven of which would be for terms expiring in October 1973 and three for terms expiring in 1972.

Consideration was given briefly to the duties of an Industrial Development Officer for the City of Red Deer and in this regard a motion was passed by the Committee as follows:

"That the Red Deer Economic Development Committee recommend to Council that the Industrial Development Officer job description include maintenance of a multiple Agent List of industrial and commercial premises available for leasing, including private and City owned properties."

Respectfully submitted

J. DONALD, Chairman  
Red Deer Economic Development Committee

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NO. 9.

November 9, 1971

TO: City Council

FROM: City Assessor

RE: Lots 4 & 5, Block D, Plan 1115 H.W.  
4706 - 57 Street, Sketch Attached

It has been brought to our attention that the house on Lot 5, 4706 - 57 Street, encroaches onto a small triangular portion of Lot 4 which is owned by the City. A search of records has not to date revealed any details as to why the City acquired ownership of a portion of Lot 4 nor why the encroachment has been allowed to continue without any action being taken.

At the time these lots were surveyed the City was the

registered owner which leads me to conclude that the encroachment was discovered prior to issuing transfer of title to the new owners. This would explain why we have title to the small triangle.

The owner of Lot 5, Mr. R.B. Hodges, wishes to have the matter resolved. It is my recommendation that this triangular portion of Lot 4 and all of Lot 5 be consolidated by plan of survey at Mr. Hodges' expense. We have a letter from Mr. Hodges agreeing to pay these costs.

Council are respectfully requested to grant permission to transfer the land in question to Mr. Hodges.

D.J. WILSON  
City Assessor

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COMMISSIONER'S COMMENTS:

Concur.

"R.E. BARRETT"  
MAYOR

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NO. 10

November 18, 1971

TO: City Council

FROM: Mayor R.E. Barrett

RE: Agreement for Installation of Siren on City Lands

In 1961 the City entered into a 5 year agreement with the Department of National Defence whereby the Department was granted a lease on a 25 sq. ft. piece of land at the corner of 39 Street and 57 Avenue (West Park) to erect a National Survival Attack Warning Siren. This agreement contained an option to renew for a further 5 years and which option was exercised.

The agreement does not provide for any monies to be paid for the site. However the Department does pay for power consumption in connection with the siren installation.

The Department has now requested a new agreement in the same form as the original (i.e. 5 years with 5 year renewal option). This agreement would commence March 14th, 1971.

Council's authority to enter into a new agreement is requested.

"R.E. BARRETT"  
MAYOR

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NO. 11.

November 18, 1971

14.

TO: City Council  
FROM: Chairman, Housing Committee

A joint meeting of the Housing Committee and the Public Housing Authority was held on Thursday, October 18, 1971 to discuss further the proposal to construct another 24 Public Housing Units in Red Deer.

While it is certain that funds for the construction of Public Housing units still remain in 1971, we are not certain as to what funds will be available in 1972. We have indicated to Alberta Housing Corporation our intention to proceed with a further 24 units and Alberta Housing Corporation has agreed that the need justifies the construction of another 24 units. Council will recall that they passed a resolution for this purpose authorizing a second phase of construction at the last meeting of Council but we will unfortunately not be in a position to submit a specific proposal prior to November 30th due to lack of time to consider the house plans, registration of land, etcetera.

In the discussion which followed the following resolution moved by Alderman Fielding and seconded by Alberman Kokotailo was unanimously passed.

"Resolved that we take back a recommendation to Council and that we indicate we have supplied to Alberta Housing Corporation the information, as requested, in the letter from them dated November 8th, but that we would like more time to study the house design and that in the meantime we request the Minister to appropriate 1971 funds, if possible, for the construction of the proposed development in 1972."

CARRIED

The Committee's decision is respectfully submitted for Council's consideration.

ALDERMAN MRS. PARKINSON  
Chairman, Housing Committee

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NO. 12.

November 18, 1971

TO: City Council  
FROM: City Assessor

RE: Stage 2 - Development of North Red Deer

At the August 31st meeting of the Committee of the Whole of Council a resolution was passed as follows:

"Committee of the Whole of Council of the City of Red Deer do hereby authorize the Land Administrator

to endeavor to acquire options on as much property as possible in the area east of 64th Avenue and south of 67th Street to enable the City to replot and prepare for development - Stage 2 of this subdivision."

With respect to this resolution, the following offer was negotiated.

November 18, 1971

Mr. B. Van Staalduinen  
S.S. #1, Box 6032  
Red Deer, Alberta

Dear Sir:

RE: Balance of Lot Q, Plan 6340 HW (Approx. 3.34 ac.)  
Balance of Lot O, Plan 6340 HW (Approx. 4.2 ac.)

In accordance with our conversation on November 16, 1971 respecting the above described property, may I confirm the following.

You will sell the balance of Lots Q and O to the City on the basis of \$1,500.00 per acre ( $7.54 \times 1,500.00 = \$11,310.00$ ) subject to you retaining all property facing 61 Avenue. In addition to this, you wish to retain a lot (min. of 55' on building line) where the garage is situated and that you will agree to enter into an agreement for the prepayment of services for the lot to be applicable before the issuing of a building permit. The south boundary line of Lot 6, Block 14, Plan 5580 R.S. is to be relocated approximately 10 feet southward to accommodate your existing driveway. The City of Red Deer to be responsible for the costs of survey and registrations.

In order to place this matter before City Council on November 22, 1971, would you please sign the duplicate copy of this letter to indicate your confirmation of the above.

( signed: B. VAN STAALDUINEN)

Yours truly  
"D.J. WILSON"  
City Assessor

Recommend acceptance of the offer.

"D.J. WILSON"  
City Assessor

\* \*  
COMMISSIONER'S COMMENTS:

Concur.

"R.E. BARRETT"  
MAYOR

\* \* \* \* \*

NO. 13.

November 18, 1971

TO: Mayor R.E. Barrett  
 FROM: Director of Engineering & Utilities  
 RE: Approval to Undertake Additional Prepaid Improvements in 1971

Would you please place the following prepaid construction items before Council for their approval:-

	<u>Estimated Cost</u>
1) On 53 Avenue North of 59 Street - Sanitary and storm mains	\$ 10,100
2) Gravel Lane East of 59 Avenue and North of 65 Street	3,800
3) Gravel Road on Golden West Avenue south of 67 Street	4,200
4) Gravel Road on 65 Avenue north of 67 Street	6,000
	<hr/>
Total	\$ 24,100

Item 1) is improvements required to facilitate the housing development recently approved by Council on 53 Avenue North of 59 Street. Item 2) will provide rear access for an apartment development started on 59 Avenue north of 65 Street. Items 3) and 4) are to provide a gravel road access to new industrial lots in the Golden West Subdivision.

We recommend these projects be undertaken by City Forces utilizing sub-contractors as required.

Generally each year there are a number of prepaid improvement items that were not anticipated when the detailed works program was submitted to Council. These are placed before Council for approval as required. The above items illustrate this point.

"N.J. DECK", P. Eng.  
 Director of Engineering & Utilities

\* \* \*

NO. 14.

November 18, 1971

TO: The Mayor and City Council  
 FROM: Director of Engineering & Utilities  
 RE: Land for New Sewage Treatment Plant

Attached herewith is a letter from our consultants pertaining to this matter. In essence, we have tried to buy the land needed for the sewage treatment plant. However, the owner does not want to sell this land unless the city is prepared to buy the remaining land that he owns in the area. He has a total of 137 acres more or less for which he is asking a lump sum of \$115,000.

The owner has also agreed to the sale of the land over a period of four years with five equal payments of \$23,000 and no interest payable.

The Land Administrator and undersigned recommend the offer be accepted. We would also recommend that the allocation of costs be included in the purchase agreement as shown in Mr. Lawson's letter with adjustments to the unit prices to provide for a lump sum payment of exactly \$115,000.

"N.J. DECK", P. Eng.  
Director of Engineering & Utilities

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Reid, Crowther & Partners Limited  
Calgary

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November 12, 1971

Mr. N.J. Deck, P. Eng.  
Director of Engineering & Utilities  
City Hall  
Red Deer, Alberta

Dear Mr. Deck:

RE: Sewage Treatment Plant Land Acquisition

This letter will summarize discussions with yourself and Mr. Wilson regarding the acquisition of land for sewage treatment plant purposes.

We enclose two copies of our Drawing No. 5644-P1 wherein the 137 acres of land, presently owned by Mr. A. Hermary, are shown. For engineering purposes, this land has been divided into five areas, A to E, and in addition the plan also shows Area F which is already owned by the City and used for sewage lagoons.

Areas B and D totalling 44 acres are required immediately for construction of the sewage treatment facilities and in due course when the next stage is proceeded with, Area E totalling a further 29 acres will be required. Lastly, Area C totalling some 3 acres should probably also be reserved for sewage treatment needs which cannot be foreseen at this time.

Thus, for sewage treatment purposes, the City should be acquiring Areas B,C,D and E totalling 76 acres. However, we understand that Mr. Hermary is unwilling to sell only the 76 acres as the remaining Area A, of 61 acres, will be an uneconomic unit. We further understand from Mr. Wilson that Mr. Hermary is willing to sell all the land, including Area A, for \$115,000. We understand that Mr. Wilson considers this to be a reasonable price for the land in question bearing in mind the purchase price of similar land in the area in recent years.

Should the City decide to purchase Mr. Hermary's land, excluding Area A, it would be necessary to use expropriation procedures with consequent legal costs and delays and probably an award for severance so that in the end there would probably be no saving to the City.

It appears best therefore for the City to purchase from Mr. Hermary Areas B,C, D and E for sewage treatment plant purposes and, in the same agreement, to

purchase Area A from Mr. Hermary and retain this for future industrial expansion.

It has been CMHC policy in the past to exclude from the loan agreement those areas which are not immediately required for the sewage treatment construction covered by the loan. On this basis therefore CMHC would probably not be prepared to include Areas C and E, required for future plant extension, in the present loan agreement and these areas will have to be purchased by the City for sewage treatment purposes without benefit of CMHC loan and forgiveness. When this area is required for sewage treatment in the future, then the land cost for those areas could be included in the loan at that time, assuming that CMHC loans are continued.

As the City would have to pay a much higher price to purchase Areas B,C,D, and E only, it is logical that the purchase agreement from Mr. Hermary purchase this land at a higher unit cost than that of Area A.

It is therefore suggested that the City purchase the entire holdings from Mr. Hermary with the following costs and cost allocation.

<u>Area</u>	<u>Acres</u>	<u>Cost per Acre</u>	<u>Total Cost</u>	<u>Cost Allocation</u>
A	61	\$ 515	\$31,415	To Industrial Subdivision account
B & D	44	1,100	48,400	Sewage plant, eligible for CMHC loan
C & E	32	1,100	35,200	Future sewage plant expansion, not eligible for CMHC loan
	<u>137</u>		<u>\$115,015</u>	

The foregoing areas need checking from a legal survey and the cost per acre adjusting slightly to obtain the correct total purchase price.

The agreement with Mr. Hermary would divide the land into two sections, that covered by Area A at \$515 per acre and that in the remaining areas at \$1,100 per acre.

Yours very truly  
 "P.D. LAWSON", P. Eng.  
 Project Manager

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NO. 15.

November 19, 1971

TO: City Council

FROM: Chairman, Industrial Airport Commission

At a special meeting of the Industrial Airport Commission November 18th consideration was given to the matter of whether or not the City should consider sale of any buildings acquired at the Industrial Airport or whether we should be looking at a lease arrangement only.

Having discussed this matter at great lengths two motions were passed as follows.

"The Red Deer Industrial Airport Commission recommend to Council that initially the City should consider leasing of all buildings at the Industrial Airport rather than sale of such buildings."

"The Red Deer Industrial Airport Commission recommend that leases of buildings at the Industrial Airport be on the basis of an initial 5 year lease plus provision for a maximum of 2-5 year renewal periods and that the rate for the first two years of the lease be on the basis of Exhibit I of the Treasurer's Report re: Sale or Lease of Airport Buildings, subject to negotiations with prospective clients as to services or facilities required and following the initial two year period the rates be re-negotiated in respect of costs incurred for re-roofing or installation of new heating equipment or changes in tax levies. It is further recommended any fixed improvements installed by a tenant become the property of the City at the expiration of the tenants lease."

Exhibit I of the Treasurer's Report and which exhibit is referred to in the above motion is attached hereto.

Commission Members are of the opinion that an early decision should be made in regards to the above matters as most prospective clients wish to obtain a lease which has a number of years security or the option to purchase the building outright. Council's decision on this topic is respectfully requested.

ALDERMAN J. DONALD, Chairman  
Industrial Airport Commission

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NO. 16.

November 19, 1971

TO: Mayor Barrett and Members of City Council

FROM: City Treasurer

SUBJECT: Purchase of Tractor-Loader-Backhoe Unit

On 12 October 1971 our 1963 John Deere Model 1010 Tractor-loader-backhoe was damaged by fire while the unit was being fueled. The fire resulted when gasoline overflowed on the engine of the tractor. Extensive damage was sustained to the tractor as well as the hoses to the equipment.

This tractor unit was scheduled for replacement in 1972. In view of the fact that this unit was scheduled for replacement in the immediate future discussions were held with the Insurance Adjusters to determine if a cash settlement could be arranged in lieu of repairing or replacing the burnt-out unit by another 1963 tractor.

Estimates on a replacement 1963 John Deere unit were obtained

## The City of Red Deer

Leasing Buildings at Airport - City Supplies All Services  
 Except Charges for Water, Sewer, Garbage and  
Power Costs For the Period that D.N.D. Supplies Heat

Building No.	Building Description	Rental Rate Sq. Ft. Per Annum	Rental Revenue	Annual Capital Cost Allocation	Operating Costs	Total Costs	Net Annual Return
1	Hangar	↓ .50	22,666.00	600.53	18,089.80	18,690.33	3,975.67
2	Hangar	.50	24,057.00	601.20	18,091.61	18,692.81	5,364.19
3	Hangar	.50	22,666.00	627.20	18,170.28	18,797.48	3,868.52
20	Warehouse & Refrigeration	2.25 .50	8,390.00	370.86	4,603.56	4,974.42	3,415.58
38	Administration	1.25	11,953.75	844.00	7,715.40	8,559.40	3,394.35
1	Q.F. Lounge	.75	3,007.50	75.33	2,293.54	2,368.87	638.63
21	Guard House	1.25	1,825.00	52.60	1,468.53	1,521.13	303.87
29	Hall Studies	1.00	3,020.00	76.20	2,521.21	2,597.41	422.59
45	Green House	1.00	1,284.00	13.67	1,137.42	1,151.09	132.91
50	House	.85	1,277.55	35.33	503.57	538.90	738.65
51	House	.85	1,277.55	35.33	503.57	538.90	738.65
52	4 Bay Garage	.10	80.00	3.20	72.83	76.03	3.97
Totals			<u>101,504.35</u>	<u>3,335.45</u>	<u>75,171.32</u>	<u>78,506.77</u>	<u>22,997.58</u>

NOTE: The net annual return is based on the assumption that all the buildings will be leased at the rates specified. No provision has been made for unforeseen or extra ordinary expenses.

by the Adjuster from three firms and they ranged between \$1,550.00 and \$1,600.00. The scrap value of the tractor was assessed at \$100.00 by the Adjuster.

The cash settlement on this unit is \$1,500.00 (\$1,600.00 - \$100.00 scrap value) with the provision that we keep the burnt out unit.

Tenders were called on a new machine using the burnt out unit as a trade-in. The reports of the Purchasing Agent and E.L.&P. Superintendent are attached. The Purchasing Agent and Electric Light and Power Superintendent have recommended purchase of the Case 580 CK Tractor unit from Case Power and Equipment Ltd. at a price of \$11,389.00.

The net cost to the City for the Case 580 CK Tractor unit is:

1 Case CK 580 Tractor-Loader-Backhoe Unit	\$11,389.00
Less Insurance Recovery on burnt-out unit	<u>1,500.00</u>
Net Cost	<u>\$ 9,889.00</u>

It is recommended that Council:-

- 1) authorize the purchase of one Case CK 580 Tractor-Loader-Backhoe from Case Power Equipment Ltd. at a price of \$11,389.00.
- 2) that the cash settlement from the Insurance Company in the amount of \$1,500.00 be accepted.
- 3) that funds be provided in the 1972 budget for the cost of this unit.

"C.N. SCHILBERG"  
City Treasurer

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November 17, 1971

TO: City Treasurer

FROM: Purchasing Agent

In response to our tender request for the supply of one only tractor-loader-backhoe unit, thirteen proposals were received from ten firms.

Attached hereto is an analysis showing the pertinent data with respect to each proposal.

The two proposals received from J.A. Martin & Son did not include a cab and roll bar as requested in the specification.. We estimate the additional cost for installation of these features would be in the neighborhood of fourteen hundred dollars.

The Cockshutt 550 offered by J.A. Martin does not meet our specifications in loader lift capacity, hoe digging depth, and shipping weight of the complete unit. Our specifications for these ratings were 3800 pounds, 14 feet, and approximately 9000 pounds respectively. It is noted that this unit is also considerably less (1800 pounds) than the requirements of the tender and as such would be much too light for our work. It is also possible that this unit is not one of the current manufacture. The U.S. National Farm and Power Equipment Dealers Association Industrial Equipment guide indicates that the last year of

manufacture for the model 550 Cockshutt was in 1963.

The model Ford 3500 offered by Ultra Sales and Service does not meet our specifications in respect of front axle rating, loader lift capacity, hoe digging depth, and shipping weight of complete unit.

In their submission, Case Power and equipment Ltd. have offered a comparable unit, free of charge except for gas, oil, etcetera, until delivery of the unit specified in the tender. At the present time we are renting a unit for ten dollars an hour. To make a fair evaluation of the tenders, the cost of rental should be added to the cost submitted by the other firms. If this were done it would bring the cost of the White Cockshutt 1550 and the Ford 3500 in excess of the price submitted by Case Power and Equipment Ltd.

We have been using a Case model 580 CK in our Public Works Department for the past year and have found that this unit has given very good service.

In view of the foregoing I would recommend the purchase of the Case 580 CK from Case Power and Equipment Ltd. at a total cost of \$11,389.00.

Yours truly  
"A.S. KRAUSE"

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Following are comments from the E.L.&P. Superintendent regarding these tenders.

RE: Tenders for Tractor-Loader-Backhoe combination

J.A. Martin & Son have low quote but neither of their quotations include a cab and roll bar. This could bring their prices up over other quotes.

Ultra Sales and Service (Ford) are next low. Their axle and tires are below specifications. Also their delivery is quite prolonged and being we are paying \$10.00 per hour rental for a replacement unit, the difference in cost could soon be eaten up.

Case Power and Equipment Ltd. are next low, and recommend purchase of this unit. It meets specifications and their offer to supply a replacement unit until the new one arrives is well worth consideration. Experience with a previous similar unit seems to be very satisfactory.

O.C. MILLS  
E.L.&P. Superintendent

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VENDOR	MACHINE TRACTOR MODEL	H. P. GOV. SPEED	FRONT AXLE RATING	LOADER LIFT CAPACITY	HOE DIGGING DEPTH	SHIPPING WEIGHT OF COMPLETE UNIT	NET COST	DELIVERY
J.A. Martin & Son	White Cockshutt 550	44 H. P. @ 2000	14000 lbs (?)	2500 lbs	13'	7200 lbs (appr.)	8166.67	10 days
J.A. Martin	White Cockshutt 1550	62 H.P. @ 2200 rpm.	14000 lbs (?)	4525 lbs	15'	N.I.?	10800.05	10 days
Ultra Sales & Service	Ford 3500	43.8 H.P. @2100 rpm.	7000 lbs	3050 lbs	13'2"	8340 lbs	10635.00	60 days
Case, Power & Equipment Ltd.	Case 580 CK	46 H. P. @ 2100 rpm.	8500 lbs	3800 lbs	14'	9430 lbs	11389.00	28 days*
Alberta Tractor Parts	J C B 20	70 H. P. @ ?N.I.	156000 lbs (?)	3300 lbs	12'6"	N.I.	14900.00	Immediate
Alberta Tractor Parts	J C B 3C	70 H.P. @ ?N.I.	156000 lbs (?)	6720 lbs	14'	N.I.	16900.00	Immediate
John Krysa & Son	Massey MF 30	61 H.P. @ 2000 rpm.	9400 lbs	3000 lbs	14'1"	9270 lbs	11500.00	30-40 days
Percival Machin- ery Ltd.	Allis Chalmer 615	56.8 H.P. @ ? N.I.	3600 lbs	3300 lbs	14'	10180 lbs	13105.00	14 days
Hauser Tractor Equip. Ltd.	Ford 3500	43.8 H.P. 2100 rpm.	7000 lbs	3050 lbs	13'2"	8340 lbs	12283.00	45 days
Vulcan Machinery ltd.	Intl. 3444D	39 H. P. @ ? N.I.	10000 lbs	2700 lbs	14'6"	9870 lbs	13720.00	7 days
Vulcan Machinery Ltd.	Intl. 3514D	56 H.P. @ 2200 rpm.	10000 lbs	4000 lbs	15'	10550 lbs	16492.00	7 days
Pardee Equipment Ltd.	John Deere JO300	43 H. P. @ 2500 rpm.	8500 lbs	4000 lbs	13'4"	8020 lbs	11486.00	45 days
Bow Valley Mac- chinery Ltd.	Massey MF 30	61 H. P. @ 2000 rpm.	9200 lbs	3000 lbs	14'1"	9270 lbs	11479.00	30 days

N.I. - Not Indicated

WRITTEN INQUIRIES

23.

NO. 1.

November 19, 1971

TO: Mayor Barrett and Members of City Council  
FROM: City Treasurer  
SUBJECT: Alderman Donald's Written Inquiry of November 8, 1971  
RE: Outstanding Bills for Fire and Ambulance Calls out of the City

1) What is the total outstanding in uncollected bills?

Balances at November 12, 1971

Fire	\$1,066.44
Ambulance	3,808.18

2) Is any portion of the above "uncollectable"?

Approximately uncollectable amounts are as follows:

Fire	\$ 123.00
Ambulance	645.00

3) If so, what percentage?

Fire	13%
Ambulance	17%

Some additional figures that may be of value are as follows:

Fire and ambulance calls January 1, 1971 to October 31, 1971:

	<u>IN TOWN</u>	<u>OUT OF TOWN</u>
Fire Calls	Not required	12
Ambulance Calls	<u>493</u>	<u>203</u>
Totals	<u>493</u>	<u>215</u>

Dollar values of the above are:

	<u>IN TOWN</u>	<u>OUT OF TOWN</u>
Fire Calls	No charge	\$ 4,115.91
Ambulance Calls	<u>7,395.00</u>	<u>8,646.40</u>
Totals	<u>\$7,395.00</u>	<u>\$12,762.31</u>

"C.N. SCHILBERG"  
City Treasurer

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CORRESPONDENCE

24.

NO.1

4 Star Construction Ltd.  
4676 - 61 Street  
RED DEER

October 5, 1971

City of Red Deer  
Attention: Land Department  
Mr. D. Wilson

Dear Sir:

4 Star Construction Ltd. would like to purchase lots 1 to 19, Block 2, Plan 7297 B.H., and have property re surveyed and zoned to build semi-detached duplexes, with services installed. We would make a payment for survey costs to the City, on option approval, and at such time as plans are registered, enter into Land Agreement, such as the City has in Oriole Park for payments.

Yours truly  
4 STAR CONSTRUCTION LTD.  
E. Wilson

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TO: City Council  
FROM: Assessor  
RE: Lots 1-19, Block 2, Plan 7297 B.H.(59 St. - 60 Ave.)

With respect to the application by 4 Star Construction Ltd. for the purchase of the above described property, may we recommend the sale subject to the following conditions:

- 1) Land and improvements, sale price 58.02 per foot.
- 2) Sewer and water correction charges \$200.00 per unit.
- 3) Cost of Survey (estimate \$600.00) prepaid, for 7 duplex(semi-detached) lots and one single family lot(sketch available).
- 4) 10' easement across north 10' of such lot.
- 5) Developer to supply Engineering Department with service locations. The Engineering Department will then supply elevation data for the installation of the services.
- 6) It appears that some fill will be required - responsibility to be the developers.
- 7) Lots to be rezoned from R.R. to R.2.A. at cost to the developer. Prepaid.
- 8) Approval of Red Deer Regional Planning Commission for the subdivision.
- 9) 4 Buildings (3 duplex and one single family or 4 duplexes) to be started within one year of agreement and completed within two years of agreement.
- 10) Balance of sites to be built on within 2 years and completed within 3 years.
- 11) Penalties to be based on duplex value of \$26,000.00(\$13,000.00 each half). Single family\$16,000.00. If buildings not started or completed a penalty equal to what the tax would have been to be applicable.

As it takes approximately 3 months to complete the rezoning and

registration of a subdivision recommend that the developer deposit as an option fee \$640.00 to cover the cost of the survey and registration plus \$200.00 to cover the cost of the rezoning.

Upon registration of the subdivision, the developer to enter into a land sale agreement with the option fees to apply to the total purchase price.

Respectfully submitted  
D.J. WILSON  
City Assessor

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COMMISSIONER'S COMMENTS:

Concur with above recommendation.

"R.E. BARRETT"  
MAYOR

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NO. 2

Loral Developments Ltd.  
114 Loral Plaza

November 9, 1971

City of Red Deer  
Mr. Don Wilson

Dear Sir:

RE: Land Option - Loral Developments & City of Red Deer

Our recent agreement stated that improvements on Lot 3 must be completed by November 1, 1971. We were unable to meet this date due mainly to heating problems(see attached letter). The two suites with heat are completed and one is occupied, and the remaining five will be finished as soon as possible after the furnaces are installed.

In order to keep this option in good standing we are requesting that the completion date of the five remaining units be set back to Dec. 30, 1971.

Cordially  
LORAL DEVELOPMENTS  
"A. CARRUTHERS"

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J. & S. HEATING LTD.  
Box 67  
Red Deer, Alberta

26.

November 5, 1971

The City of Red Deer  
Red Deer, Alberta

Dear Sirs:

RE: Loral Developments

We are installing the heating equipment in Loral Developments 7 units. We have just completed 2 units, and will be completing the other 5 units by November 19, 1971 or sooner.

We are about 3 weeks behind on this job because of a problem in getting furnaces. We have just been in touch with Flame Master in Edmonton, and they are sure they will have the furnaces ready for the week of November 8, 1971.

Yours truly

J. & S. HEATING LTD.

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November 17, 1971

TO: City Council  
FROM: City Assessor

RE: Loral Developments Ltd., 57 St. & 60 Ave. Project

With reference to the letter from Loral Developments Ltd. may we advise of the following.

- 1) Loral Developments entered into an agreement dated June 28, 1969 for the purchase and option of 4 sites located on 57 Street and 60 Avenue.
- 2) The agreement stipulated that as the sites were purchased a building commitment was to be met by a certain date.
- 3) August 25, 1971 City Council authorized an extension of time for the completion of the buildings to be located on Lot 3 until November 1, 1971 (as requested by the developers).

In view of unforeseen circumstances, the developers could not meet the deadline and therefore the option portion of the agreement became null and void. Recommend the agreement be amended to allow construction on Lot 3 to be completed by December 31, 1971 and that the agreement would then be in full force and effect.

"D.J. WILSON"  
City Assessor

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COMMISSIONER'S COMMENTS:

Concur.

"R.E. BARRETT"  
MAYOR

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NO. 3Mr. & Mrs. B. Pohl  
Box 872  
RED DERR, Alberta

November 9, 1971

Mr. R.E. Barrett  
Mayor of Red Deer  
Red Deer, Alberta

Your Worship and Members of Council:

RE: Old Industrial School - "Indian School",  
opposite the Old Timers' Picnic Grounds  
on the Red Deer River.You, and some of the Council members may be familiar with the  
history and location of the above-mentioned building.There are a number of citizens in Red Deer who consider this a  
historical site, which should perhaps be preserved. However, the building is  
in bad repair and not very safe. The north-west corner fell in approximately  
two months ago. As this building is on our property, we have decided to have  
it demolished, primarily for safety reasons.There are a large number of natural stones available, which  
could be used for many purposes in or around the City. Should there be any  
interest in this on your behalf, we would offer you these stones in return for  
demolishing the building and cleaning up the building site.

Please contact us in regard to this matter as soon as possible.

Respectfully yours  
"BERNARD A. POHL"

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5805 - 59 Street  
Red Deer, Alberta

November 13, 1971

Mayor R.E. Barrett & Council  
City Hall  
Red Deer, Alberta

Dear Mr. Barrett:

Subject: Building of Swimming Pool and/or a  
Closed Arena in North Red Deer

We are inquiring if the above was discussed at the Council Meeting of November 8th when all discussions on the projects allocated under the Federal Government Local Initiatives Plan was proposed. As you can see by the copies of the attached letters, we applied through the Recreation Department on October 22, 1971 the date which the programs were announced for consideration but then we were advised we could present our idea to the Recreation Department on November 17, 1971 which would be approximately two weeks after any decision would be made.

It seems that the people of North Red Deer, Oriole Park and Fairview that another idea was "Stalled" as we have no representation on Council or the Recreation Board.

"P.L. PARKS"  
North Red Deer Community Association

"K. WILLIAMS"  
Oriole Park Community Association

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November 18, 1971

TO: Mayor and Council  
FROM: Recreation Superintendent  
RE: Request for Building of Swimming Pool and/or  
Closed Arena in North Red Deer Under Federal  
Government Incentive Plan.

A letter was received from Mr. Preston Parks, President of the North Red Deer Community Association on October 22, 1971 asking that consideration be given to the construction of either a swimming pool or arena in the North Red Deer Area.

This matter was placed before the Recreation Board Committee on November 17th and Mr. Parks was invited to attend this meeting. At the November 17th meeting, Mr. Ken Williams, President of the Oriole Park Association was in attendance to speak on behalf of this letter and a subsequent letter which had been directed to Mayor Barrett and Council on November 13th, 1971. The Recreation Board agreed that there were insufficient people in the North Red Deer area at this time to warrant construction of either of these major facilities. The prime

reason for this stand was that a deficit of not less than \$20,000.00 annually would result. The Board would agree however to consider this matter annually and to move either or both of the projects forward in the seven year plan as soon as there are sufficient people to operate such facilities with reasonable economy. According to nationally accepted standards, 3 per cent of the population should be accommodated in swimming pool facilities at any one time and in order to justify construction of such facilities at this time, a minimum of 10,000 population would be necessary.

It has been suggested that until such time as there are sufficient population in the area, that a special low cost or free bus service could be provided from each elementary school site to the major facilities that are not available to the people of North Red Deer, and although the cost of such a service would be considerable, it would be far less costly than attempting to provide this facility at this time.

Respectfully submitted,  
DON MOORE

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NO. 5.

TRANS-AD

535 IBM Building  
5 Place Ville Marie  
Montreal 113, Quebec

November 9, 1971

Mr. R. Stollings  
The City of Red Deer  
Red Deer, Alberta

Dear Mr. Stollings:

Our sales policy which permits our Sales Representatives to sign contracts for up to twelve continuous months, provided they terminate no more than eighteen months from the date of signing, has been a major contribution to our success with respect to the selling of advertising space in and on your buses.

In view of this and because our current Agreement with the City of Red Deer terminates December 31, 1972 we are asking that renewal be finalized now.

We are now actively selling space into 1973 but, because of this expiry date, we do not have the legal right to sell space in or on your vehicles after December 31, 1972.

We have therefore prepared a new contract on exactly the same basis as the present one and would ask your consideration of this at your earliest convenience. On this basis we will be able to assure our clients of the continuous availability of the advertising space for them. The importance of this is that so many clients, including particularly the large National advertisers, plan their budgets and campaigns months ahead and need assurance from us of the continuous availability of the space to them. You can appreciate that once clients drop out it is very difficult to get them to come back into the medium as they usually use media that they intend to stay with for some time or they would not go into it in the

first place. In other words, maintenance of the Sales Momentum is extremely important in this very highly competitive business.

We believe you will find the enclosed to your satisfaction and on that basis would appreciate if both copies of the contract could be executed on behalf of the City. If you will then send them back to us we will sign and return one copy to you for your files.

You will note in the proposed contract that the name of our Company has been changed. This change has been in effect since January 1, 1968 and we attach hereto a copy of our advice to you announcing the change at that time.

We are very proud of the capability we have demonstrated in Red Deer during the term of the current agreement and we are looking forward to continuing on that basis through the proposed new contract.

It would be appreciated if we could hear from you soon in this regard and in the meantime, awaiting your reply, I am

Yours sincerely

"E.J.D. SMITH"  
Vice President

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November 15, 1971

TO: Mr. R. Stollings, City Clerk  
FROM: Paul V. Prior, Transit Superintendent  
RE: Trans Ad Contract Renewal

I believe the renewal of this contract is quite in order.

Trans-Ad have done a good job for us in the past resulting in some \$4,000.00 revenue annually.

I recommend renewal as per their letter of November 9, 1971.

Respectively  
"PAUL V. PRIOR"  
Transit Superintendent

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The new agreement is identical to our former agreement and will run for a period of five years commencing January 1st, 1973. This agreement has also been examined by the Director of Engineer and Utilities and the City Treasurer who recommend approval of same.

"R. STOLLINGS"  
City Clerk

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COMMISSIONER'S COMMENTS:

Recommend Council authorize signing of the new agreement.

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"R.E. BARRETT", Mayor  
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NOTICE OF MOTION

The following Notices of Motion were submitted at meeting of Council on November 8th, 1971.

NO. 1 -- Alderman Jewell

"WHEREAS the Department of Industrial Development should be a most important part of our civic administration, and

WHEREAS there can be arguments supporting the stand that this department should not be located in City Hall, and

WHEREAS one of the functions of the Chamber of Commerce is already convention and tourist promotion as approved by Council, and

WHEREAS a close working relationship between the Chamber of Commerce and City Hall could encourage greater interest by the citizens of Red Deer in the future of the City, and

WHEREAS a "built in" incentive is usually beneficial to any operation.

BE IT THEREFORE RESOLVED that the City Council and the Directors of the Chamber of Commerce investigate the possibility and the desirability of having the Industrial Development Department operate from the Chamber of Commerce, financed by allotting 3/8 of a mill to this Department when the budget is struck."

NO. 2 -- Alderman Taylor

"WHEREAS the learning process of the Alberta Urban Municipalities Association annual convention is an important one, and

WHEREAS contenders for City Council are often unaware of the convention and the need to budget time for attendance immediately following the October Civic Election,

MOVED that during the campaign prior to election of Mayor and Aldermen that ALL candidates be notified by the City Clerk of the A.U.M.A. annual date and program, and the importance of attendance by all City Council members possible."

NO. 3 -- Alderman Taylor

"WHEREAS it is difficult for contenders for City Council Civic Election to fully evaluate the extent of Council work and obligations when considering nomination,

Notice of Motions Cont'd. (Alderman Taylor)

MOVED that the current record of City appointed committee, boards and commissions, and itemization of departments operated by the City, be given to each applicant for a nomination paper with the nomination paper."

BY-LAW NO. 2373

Being a By-law of the City of Red Deer to repeal By-Law No. 1989 of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. By-Law No. 1989 of the City of Red Deer is hereby repealed.
2. This By-Law shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D.,1971

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D.,1971

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of  
A.D.,1971.

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MAYOR

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CITY CLERK

A D D I T I O N A L   A G E N D A

For Meeting of Council, November 22nd,  
1971.

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Following are several items which have been discussed by Council in Committee of the Whole meetings and which should be ratified in open Council.

1) APPOINTMENT OF NEGOTIATING COMMITTEE OF CITY OF RED DEER

The Committee of the Whole have recommended that the Mayor, the City Commissioner, and the Personnel Officer be appointed as the negotiating Committee of the City of Red Deer for the purpose of negotiating with the I.A.F.F., I.B.E.W., Transit and C,U.P.E. Unions.

2) TERMS AND CONDITIONS - Mr. M. Rogers

Committee of the Whole have recommended acceptance of certain terms and conditions relating to the appointment of Mr. M. Rogers as City Commissioner. These terms are listed below:-

- A) Salary \$24,400.00 subject to review in one year.
- B) The following fringe benefits which were available to former Commissioner.
  - i) Car allowance \$600.00.
  - ii) Unaccounted expense \$400.00
  - iii) L.A.B. Pension Plan
  - iv) Group Life Insurance
  - v) Medicare & Blue Cross
  - vi) Usual sick benefits
  - vii) 4 weeks vacation after one years service
  - viii) Moving expenses up to maximum of \$675.00.

3) ENERGY RESOURCES CONSERVATION BOARD

Council will recall that we received an inquiry from the above Board and which inquiry was answered by City Solicitor, J.W. Beames.

A further inquiry has been received as follows, and Mr. Beames has been requested to prepare additional comments in reply.

ENERGY RESOURCES CONSERVATION BOARD  
603 Sixth Avenue S.W.  
Calgary 1

November 17, 1971

The City of Red Deer  
Red Deer, Alberta

ATTENTION: Mr. R. Stollings  
City Clerk

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Dear Sirs:

The Hydro and Electric Energy Act

The Board has reviewed your letters of November 3rd and November 10, 1971, and the comments of Mr. J.W. Beames which were enclosed with the first letter. The Board has found these comments most useful and the items are presently under review.

We would appreciate your further consideration with respect to your concern regarding section 23, subsection 4, clause (c) of The Hydro and Electric Energy Act. The Board would be prepared to recommend a change in this clause. However, it would be useful to us if you could make a more definite recommendation as to how you believe the clause should read. With regard to sections 22 and 23, the Board does not see a conflict between these provisions. Section 22 applies to a service area that an electric distribution system is deemed to have when the Act came into force on June 1st last. Section 23 applies to subsequent changes in service areas. The Board believes that section 22 was not expressed to be subject to section 23, subsection 3, clause (b) because it was not intended to be, and the Board is not anxious to recommend an amendment to section 22 as it would in effect be a retroactive change.

Yours very truly,

"J.I. STRONG"  
Board Member